



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5473, **Version:** 1

Subject:

Edita Realty (James McKnight) requests a change of zoning classification from BU-1 to RU-2-10. (22Z00049) (Tax Accounts 2302548 & 2302549) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Planning & Zoning Board conduct a public hearing to consider a change of zoning classification from BU-1 (General Retail Commercial) to RU-2-10 (Medium Density Multi-Family Residential).

Summary Explanation and Background:

The applicant is requesting to change the zoning of two properties from BU-1 to RU-2-10. The request is to develop two duplexes, one on each parcel. The RU-2-10 zoning classification allows for apartments; however, the applicant is proposing duplexes which could act as a transition from the more intense commercial now under construction to the north and west, and the single-family residential to the south and east. The proposed RU-2-10 zoning permits multi-family uses, single-family residences, duplexes, resort dwellings, and foster homes, at a density of up to 10-units per acre on 7,500 square-foot lots.

The developed character of the surrounding area is a mixture of commercial, single-family and multi-family residential zoning classifications developed with retail, single-family and multi-family uses. The closest multi-family zoning is to the east across North U.S. 1, approximately 380-feet from the subject parcels. The subject property would be the only parcel with RU-2-10 zoning, west of N. US 1. There is a comparable zoning across N. U.S. 1 zoned RU-2-15 (12) that allows density of up to 12-units per acre on 7,500 square-foot lots.

The Board may wish to consider whether the request is consistent and compatible with the surrounding area.

The Port St. John Dependent Special District Board will hear the request on February 8, 2023. Staff will update the board of its recommendation.

The Board of County Commissioners will hear the request on **Thursday, March 2, 2023**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Viera, Florida.

Clerk to the Board Instructions:

